

# OUR STANDARD BUILDING SPECIFICATIONS



## WIND ZONE AND FLOOR SYSTEMS: Wind Zone up to 110mph (optional WZ up to 130mph)

1. All homes built 91-110 MPH wind zone
2. 2x10 floor joists on 16" centers standard, engineered joists may be used IPO standard 2x10 in some designs
3. Joist hangers on mate wall floor joists
4. 3/4" Tongue and Groove Floor Decking. 1st & 2nd floors. (Plywood optional)
5. 25 oz Carpeting w/ tack strip installation in Living areas, Hallways & Bedrooms, Glue down Nafco Vinyl Flooring in Kitchen, Bathrooms & Utility; Vinyl can also replace Carpeting in standard areas. (Laminate, Hardwoods and Ceramic floors are optional)

## EXTERIOR STRUCTURE & INSULATION:

6. 2x6 Exterior Walls, 16" on center
7. R-21 Exterior Wall Insulation w/ vapor barrier
8. R-38 Ceiling Insulation. (1st Floor for Ranches & Capes, 2nd floor for 2 story homes)
9. Conditioned Crawl space w/vapor barrier, insulated access door and 2" insulated foam board attached to interior foundation wall for continuous seal
10. 7/16 Exterior Wall Sheathing caulked at joints with Building Wrap
11. 4 or 5 inch vinyl siding. (Beaded, Monogram, Shake, & Hardie Plank are optional. Brick and Stone also available)

## EXTERIOR DOORS, WINDOWS & TRIM:

12. 3/0 Insulated 6-panel, Embossed Woodgrain, Paintable/Stainable Front Door. Includes Hardware & Deadbolt
13. DP 50, Vinyl Windows Low "E" with grills and screens
14. Optional Side Lights, Transoms and Feature windows available
15. 5 1/2" baseboard and 3 1/2" white painted window and door casing
16. Upgrade feature molding, crown, and trim available per room

## INTERIOR WALLS & CEILINGS:

17. 2x4 Interior Partitions, 16" On Center
18. 8' Flat Ceilings Throughout with Smooth Finished 5/8" Drywall on first floor.(9' & 10' side walls available per plan)
19. Smooth Finished 1/2" Drywall, Glued and Screw fastened on all Interior Walls
20. All walls and ceilings are primed and painted with one color. (Finish painting and custom colors are optional)

## ROOF SYSTEMS:

21. 7/12 Roof Pitch standard, 10/12 and 12/12 Roof Pitch optional for Cape Cod or Bonus Ranch Plans, 7/12 Roof Pitch standard for Two Story Plans
22. 7/16" Roof Sheathing with 15 lb felt paper
23. Owens Corning Architectural shingles
24. Shingle-Over Ridge Vent
25. 12" Front and Rear Fixed Overhangs and 12" Gable end Overhangs

## INTERIOR DOORS AND MOULDINGS:

26. White 6-panel or 2-panel, 30" Interior Doors with Nickel or Oil Rubbed Bronze Hardware. (Solid Core, Pine & 8' Interior Doors Optional)
27. Deluxe Profile White Colonial Molding Package (5-1/4" Base, 3-1/4" Casing) White Window Sills.( Upgrade Crown and Feature Molding Optional)
28. White wood window & door jambs & window sills

## KITCHENS & CABINETRY:

29. Legacy Custom Built Cabinetry with Oak or Maple 5 piece shaker doors, fronts and overheads in kitchen, (42" overhead cabinets standard when 9' sidewalls are ordered)
30. Factory Cabinet Upgrades available in cherry & maple
31. Custom Cabinets optional
32. Adjustable wall cabinet shelves & 1/2 depth base shelves for extra storage
33. Concealed or "hidden" soft-close hinges on all cabinet doors

## **KITCHENS & CABINETS CONTINUED**

34. Dual 100 lb roller guide system w/ solid Oak drawer fronts over base doors, all drawers and doors are soft-close
35. 8" Deep stainless steel sink w/ single lever faucet
36. 36" wide refrigerator openings
37. GFI wired kitchen receptacles

## **COUNTERTOPS:**

38. Laminate Countertops with backsplash beveled or square edge
39. Solid Surface, Corian, or Quartz tops and backsplash with Under-Mounted Sink in Kitchen optional
40. Cultured Marble Vanity tops and bowls in Baths
41. Ceramic Tile and Laminate Rolled Edge tops available
42. Granite tops available for site installation only

## **BATHS:**

43. 60" One Piece Tub/Shower with single lever anti-scald faucet
44. Elongated Style Toilets. (Tall or handicap sizes are optional)
45. Ceiling light/ Exhaust Fan combination unit
46. GFI wired receptacles
47. Bath window in master bath (most plans)
48. Beveled Edge Wall Mounted Mirror
49. Soaker Tub and Walk-in Shower in Master Bath per plan specs (Ceramic and Cultured Marble Options available)
50. Porcelain vanity w/ single lever faucets
51. 5-pc. Maple or Oak vanity cabinets w/ cultured marble

## **ELECTRICAL & LIGHTING:**

52. 200 Amp Main Service Panel
53. All wiring 12 Gauge or better
54. AC/DC Smoke Detectors to code
55. Nickel or Oil Rubbed Bronze/ Glass Ceiling Lights with reinforced mounting box, 5 recessed LED lights (additional recessed lighting optional)
56. Two Exterior GFI receptacles
57. Nickel or Bronze Exterior Light at each exterior door
58. Door chime at front door
59. Upgrade lighting packages available
60. 5 LED recessed can lights in Kitchen

## **HEATING AND PLUMBING SYSTEMS (Turn Key Pricing Only):**

61. (Turn Key pricing only) 14 Seer Heat Pump Heating & Cooling System designed per plan (Gas Backup Heating system optional)
62. Gas or wood burning fireplaces optional
63. 50 Gallon electric water heater. (Tankless systems optional)
64. Individual shut off valves at toilets and sinks
65. PEX Supply Lines interconnected in floor, PVC drain lines

## **FOUNDATIONS, STEPS, PORCHES AND GARAGES:**

66. (Turn Key Pricing only) 8" Block foundation is standard for estimating purposes, Stucco, Brick or Stone are optional
67. Composite steps and platform will be estimated as standard for turn-key pricing, decks & porches are optional
68. All garages are optional, if modular garage is ordered the standard garage is 24 x 25 w/ 1 door and opener, poured floor, block foundation, one man door, two standard windows w/ 7/12 roof pitch (site built and custom garages are available)

## **SITE PREPARATION, UTILITIES, DRIVEWAYS & LANDSCAPING:**

69. Grading, clearing, excavating & driveway installation is optional and quoted upon site inspection or bid request
70. Wells, Septic & Public water/sewer tap fees are quoted additional to standard pricing upon site inspection or receipt of permit
71. Professional landscape design and sprinkler systems are optional